

EAST BAY CHARTER TOWNSHIP  
RESOLUTION NO. 2012-16

RESOLUTION PERTAINING TO SIGNS PLACED ON TOWNSHIP PROPERTY

At a regular meeting of the Township Board for the Township of East Bay Charter, Grand Traverse County, Michigan, held in the Township Hall located at 1965 N. Three Mile Road, Traverse City, Michigan, on the 13<sup>th</sup> day of August, 2012.

PRESENT: B. Strait, B. Marrow, C. Goodrich, M. Courtade, S. Courtade, G. Lile

ABSENT: NONE

The following resolution was made by B. Strait and seconded by C. Goodrich, to-wit:

WHEREAS, the Charter Township of East Bay owns parcels of real property utilized for the seat of its government as well as parks and related facilities within the Township; and

WHEREAS, the Charter Township of East Bay desires to ensure that its property is utilized for all lawful public and governmental purposes for the benefit of its citizens without the endorsement or the image of endorsing a religious, political, or commercial beliefs or endeavors; and

WHEREAS, the placement of signs on Township owned property by private citizens, religious organizations, or groups which advertise or endorse a religious, political, or commercial belief or endeavor implies official recognition and reinforcement of such message on the part of the Township; and

WHEREAS, the Charter Township of East Bay believes that such signs are not proper and within the scope of governmental and public use of Township property.

NOW THEREFORE it is resolved:

1. Only the following signs can be placed on Township property, whether

temporary, in or on a vehicle visible to the public, or permanent by the Township or as authorized by the Township:

- a. Signs placed by the Township or authorized agent or agents of the Township identifying governmental structures, offices or other features located on Township owned property.
- b. Signs placed by the Township or authorized agent or agents providing directions to and within Township owned property.
- c. Signs notifying the public of parking areas for motorized or non-motorized vehicles or the prohibition thereof.
- d. Signs located in Township parks identifying activity areas including, but not limited to, sport facilities and areas, general recreational areas, bike routes and similar activity or routes of passage through Township parks.
- e. Signs allowed in Township parks used to identify temporary events as allowed by Township policies or under the ordinances of East Bay Charter Township.

IT IS FURTHER RESOLVED that Township staff and the Township may utilize this resolution to amend any policies or ordinances addressing signs on Township property as applicable on either existing or future Township regulations, policies, or ordinances as allowed by law.

YES: B. Strait, C. Goodrich, T. Bartlett, M. Courtade, B. Marrow, S.Courtade

NO: G. Lile

RESOLUTION DECLARED ADOPTED.

EAST BAY CHARTER TOWNSHIP

By: \_\_\_\_\_  
Glen Lile, Supervisor

I, Susanne M. Courtade CMC, the undersigned, the Clerk of the Charter Township of East Bay, Grand Traverse County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by said municipality of Grand Traverse County at its regular meeting held on August 13, 2012 relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Susanne M. Courtade CMC, Clerk

2. Supporting Evidence Required: In all instances in which the Zoning Administrator considers the ability of a proposed use to meet all the requirements of this Section to be reasonably doubtful, it will be incumbent upon the proponent to furnish adequate evidence in support of his application. If such evidence is not presented, the land use permit shall not be issued.
3. Clean Fill Required. It shall be unlawful to import onto a parcel of land in the Township any fill material other than clean sand, gravel or topsoil.

**SECTION 215 SIGNS** (Revised 4/24/11)

INTENT AND PURPOSE: Regulation of the location, size, placement, and certain features of signs is necessary to enable the public to locate goods, services, and facilities in the Township of East Bay without difficulty and confusion, to encourage the general attractiveness of the community, and to protect property values therein. Accordingly, it is the intention of this Ordinance to establish regulations governing the display of signs which will:


- ◆ Promote and protect the public health, safety, comfort, morals and convenience;
- ◆ Enhance the economy and the business and industry of the Township by promoting the reasonable, orderly, and effective display of signs, and thereby encourage increased communication with the public;
- ◆ Restrict signs and lights which overload the public's capacity to receive information or which increase the probability of traffic congestion and accidents by distracting attention or obstructing vision;
- ◆ Reduce conflict among signs and light and between public and private environmental information systems;
- ◆ Promote signs which are compatible with their surroundings, are appropriate to the type of activity to which they pertain, and are expressive of the identity of proprietors and other persons displaying signs.

1. PROCEDURES.

- a. Sign Permit (Land Use Permit) Application. The Planning Commission or the Zoning Administrator may approve sign permit applications pursuant to Section 803 of this ordinance. Where signs are proposed as part of a Site Plan, the Planning Commission or Zoning Administrator shall review the entire Site Plan, including signage, per Section 820. Where proposed signage is not an element of a broader proposed use requiring site plan approval, the Zoning Administrator may waive the submission of certain materials otherwise required for site plan approval, pursuant to Section 820, and final review and approval of the sign permit shall be the responsibility of the Zoning Administrator.
- b. An illustrated plan shall be provided with a sign permit application. Such plan shall be rendered at a scale determined by the Administrator to be reasonable and shall include the following elements of the proposed or modified signage:

- shall be included in calculating the area of the sign face, if such feature includes any message or announcement.
- (b) For free-standing signs, the area of the sign face as defined herein shall be added to the area encompassed by the outer perimeter dimension of the sign structure, but excluding the area of the support structure, framework, bracing or other structure, provided such features include no message or announcement.
- 2) The sign area for a sign with more than one (1) face shall be computed by adding together the area of all sign faces visible from any one (1) point. When two (2) sign faces are placed back-to-back, so that both faces cannot be viewed from any one point at the same time, and when such sign faces are part of the same sign structure and are not more than twenty-four (24) inches apart at any point, the sign area shall be computed by the measurement of one (1) of the faces.
  - 3) The height of a sign shall be computed as the distance from the grade of the site, as defined herein, to the top of the highest component of the sign. The Zoning Administrator may require a professional survey to make this determination.
- b. Where any portion of a sign projects over a public or private sidewalk or walkway, the bottommost point of the sign structure shall be at least eight (8) feet above said walkway.
  - c. The allowed area of all signs on a parcel shall be determined in accord with the standards of this Article.
  - d. Where a proposed sign appears to meet the definition of more than one (1) sign, the most restrictive requirements and limitations of the defined sign types shall apply.
  - e. The amount of permitted signage for multiple-occupant buildings may be apportioned to the building occupants, but such building shall not be entitled to more signage than a similar, single-occupant building in the same district.
  - f. Free standing signs may be located within the required front yard, subject to the requirements of this section.
    - 1) Minimum setback for free standing signs provided in this Article shall be measured from the edge of the street; meaning the back of the curb, if present, or the edge of the pavement or travel surface where no curb is present.
    - 2) Regardless of the permitted setback, under no circumstances shall a free standing sign be located within a public right-of-way.
    - 3) The Zoning Administrator may require a greater setback than permitted in this section where necessary to provide clear vision areas for motorists and pedestrians.
3. PROHIBITED SIGNS. The following signs shall not be allowed in any district.
- a. Off-premise signs as defined herein, except as provided in Subparagraph 215, 4, m, (6), hereof and in Section 607, Billboards. (Rev. 12/12/11)

exceed thirty-two (32) square feet in area in the IND, AG, PO, LB or RB districts, or six (6) square feet in any other district.

- j. One sign attached to a building or fence not to exceed two (2) square feet in area displaying such messages as "No Trespassing," "Beware of Dog," etc.
  -  k. Political election signs with a maximum area of eight (8) square feet, provided such signs shall be temporarily erected not more than four (4) months prior to an election and such signs shall be removed not more than seven (7) days following an election.
  - l. Construction signage identifying a building project including the names of the developer, financier, and the various professionals and contractors involved. Such signage shall be allowed only during the time in which the development is actually under construction and shall not exceed thirty-two (32) square feet in sign face. Such signage shall not be placed closer than four (4) feet from the edge of the right-of-way and shall not exceed ten (10) feet in height.
  - m. Temporary signs, banners and flags shall be allowed under the following conditions:
    - 1) Temporary signs may be in use for one (1) period not to exceed ninety (90) days in any three hundred sixty-five (365) day period,
    - 2) Flags, pennants and banners may be in continuous use for a period not to exceed thirty (30) days in any one hundred twenty (120) day period,
    - 3) All temporary signs shall be securely affixed to permanent structures on the site and shall be located in accordance with the terms of this Section
    - 4) The total combined area of all temporary signs and banners shall not exceed sixteen (16) square feet per street frontage, per use; nor shall more than two (2) temporary signs be permitted per street frontage per use, at any one time. †
    - 5) Such signs must be kept in good repair.
    - (6) Off-premise signs temporarily announcing community or charitable events may be placed for periods of not more than ten (10) days prior to the event and shall be removed not more than two (2) days following the event. In all cases, such off-premise signs shall not be placed in the right-of-way and shall not be located so as to obstruct clear vision of drivers or pedestrians. (Rev. 12/12/11).
5. **SIGNS FOR ACCESSORY USES AND BUILDINGS.**- Signs advertising accessory uses as regulated by Section 221 of this Zoning Ordinance, or accessory buildings as regulated by Sections 205 or 603, shall meet all requirements of this Section. Provided, however, that such accessory uses or buildings shall not cause an increase in the number of signs or the total permitted signage permitted on any parcel.
6. **ILLUMINATION AND SOUND:** Illuminated signs and signs which emit sound are permitted only as set forth herein.